

046.0

Map

0001

Block

0004.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 953,800 /

USE VALUE: 953,800 /

ASSESSed: 953,800 /

Total Card /

Total Parcel

953,800

953,800

953,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28 -30		SHERBORN ST, ARLINGTON

OWNERSHIP

Unit #:					
Owner 1:	DALL ROBERT & ELEANOR				
Owner 2:					
Owner 3:					
Street 1:	28 SHERBORN ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry	
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2340 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4052		Sq. Ft.	Site		0	80.	1.34	1									433,250						433,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4052.000	520,500		433,300	953,800
Total Card	0.093	520,500		433,300	953,800
Total Parcel	0.093	520,500		433,300	953,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	407.61	/Parcel:	407.61

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	520,500	0	4,052.	433,300	953,800		Year end	12/23/2021
2021	104	FV	496,600	0	4,052.	433,300	929,900		Year End Roll	12/10/2020
2020	104	FV	496,700	0	4,052.	433,200	929,900	929,900	Year End Roll	12/18/2019
2019	104	FV	370,400	0	4,052.	460,300	830,700	830,700	Year End Roll	1/3/2019
2018	104	FV	370,400	0	4,052.	335,800	706,200	706,200	Year End Roll	12/20/2017
2017	104	FV	347,200	0	4,052.	292,400	639,600	639,600	Year End Roll	1/3/2017
2016	104	FV	347,200	0	4,052.	249,100	596,300	596,300	Year End	1/4/2016
2015	104	FV	309,000	0	4,052.	243,700	552,700	552,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10163-208		11/10/1962			No	No		N

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
3/27/2009	Meas/Inspect	189	PATRIOT
4/29/2000	Inspected	243	PATRIOT
3/8/2000	Measured	263	PATRIOT
8/21/1993		AS	

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

USER DEFINED

Prior Id # 1:	32342
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/29/21	23:43:42

LAST REV

Date	Time
04/09/19	15:05:34
apro	
3876	

Total AC/HA: 0.09302

Total SF/SM: 4052

Parcel LUC: 104

Two Family

Prime NB Desc

ARLINGTON

Total: 433,250

Spl Credit

Total: 433,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

AssessPro Patriot Properties, Inc